


Auction

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## Land & Development in FY1

Bloomfield Road, Blackpool, Lancashire, FY1 6QE

# £210,000 Starting Bid

Tenure

**Freehold**

Garage parking

## Property features

- Investment Property Comprising Land (Approx. 12,900 sq. ft.) and 21 x Tenanted Garages
- South Shore Blackpool
- Desirable Residential Location
- Close to Bloomfield Road and Blackpool Football Club
- Ideal Investment Property

## Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

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- Flexible viewing slots
- Accompanied viewings

## Description

For sale via auction - fees, terms and conditions apply.

On Behalf of Pattinson Auctions Kenricks are pleased to offer this Land and 21 x Tenanted Garages.

The land and garages are situated in the popular location of Boardman Avenue being close to Bloomfield Road, South Shore, Blackpool.

There is approximately 12,900 sq. ft. of Land along with the tenanted garages which could be suitable for a number of uses subject to planning permission.

Each Garage is currently tenanted at a monthly rent of £50 per calendar month on rolling agreements but would be suitable to rental uplifts. Therefore, there is potential to increase income

Please note we have not inspected this property.

Price: Starting Bid £210,000

Property Type: Land & Development

Business Type: Garage

Parking: Garage

## Location

Situated in the popular location of Boardman Avenue being close to Bloomfield Road, South Shore, Blackpool.

## Land details - (Approx. 12,900 sq. ft.) and 21 x Garages

Secure Gated Entrance leading to small section of Land with 7 x Garages: 3 x garages are flat concrete roofing and have padlocked wooden stable style doors. Opposite are the other 4 x vaulted roof garages, 1 with secure wooden stable style doors and 3 with up-and-over metal garage doors.
This area leads to the remaining 14 x Garages and the larger plot of Land. These garages all have vaulted roofing, 3 x garages have secure wooden stable style doors, and 11 x garages have up-and-over style metal doors. All garages are of a similar size, although this may vary slightly, and are approximately 12" x 20" in length and width.

## Exterior

Private secure gated access to the rear of 46 Boardman Ave leading to the Land and Garages

## Business

All 21 x garages are currently occupied, the majority of which with long standing tenants, each garage drawing £50 per calendar month, but all garages are suitable for rental uplift. Current annual income is £12,600 with potential to increase income substantially.

## Agent Notes

The garages do not currently have electric or water. The land at the premises could be suitable for a number of uses subject to planning permission.

Sale subject to the fees, terms and conditions of Pattinson Auctions.

## Tenure

Freehold, title number LA448270.

## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Bloomfield Road, Blackpool, Lancashire, FY1 6QE

Contact your local branch today for more information on this property:

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